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October 23, 2006

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Stonewater
Rezoning
APN #125-20-101- 015 & 016

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Rezoning application for the above-listed parcels.

Location: The proposed site is located 330.0' west of the northwest corner of Dorrell & Durango within Section 20, Township 19 South, Range 60 East.

Background: A Zone Change (ZON-5174) was approved by City Council on December 16, 2004 the zone change will expire on December 16, 2006. Richmond American Homes acquired the property in (month and year) and will not be able to obtain plan and final map approvals prior to the expiration of the ROI zoning.

Request: At this time, we are requesting approval of rezoning request from "Undeveloped-R Rural Density Residential and RE Rural Estates General Plan to R-PD3 for the above-mentioned 32 lot, single family residential development on approximately 10.3± acres. The density intended for this proposed site is 3.1 dwelling units per acre (DUA). The applicant has provided .55acres (24,164 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size intended for this development is 7,500 sf. with setbacks as indicated on the attached site plan.

Richmond American Homes intends to utilize 1 and 2 story products on this site and offer casitas. The size of the casitas will be 10 x 25. The homes range in size from 1267 sf to 1630 sf.. Each model offers two-car garages and a variety of architectural features.

Please place this request for a Rezoning on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,



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Project Coordinator

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